

Ref 0684/02.2017

22<sup>nd</sup> May 2017.

Mr & Mrs L Moran  
The Alders  
Alders Lane  
Chinley  
High Peak  
SK23 6DP.

Dear Mr & Mrs Moran,

**STRUCTURAL SURVEY – OUTBUILDING AT THE ALDERS, ALDERS LANE,  
CHINLEY.**

I write to confirm the results of the visual inspection of the above building carried out on 19<sup>TH</sup> May 2017.

The purpose for the inspection was to produce a general condition report highlighting structural issues in respect to the proposed conversion to a domestic dwelling.

This report is not a specification for any repair works to be carried out and is no way to be used or read as such.

Nothing in this report is to be taken as a criticism of any person or organisation.

Unless stated I have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible and therefore I am unable to report that any such part of the structure is free from defect.

The report is limited to the client only and must not be used by any third party without the permission of DAE Design Ltd.

Directions for the survey are taken when facing each individual elevation. The inspection was purely of a visual nature carried out from ground level.

**BUILDING CONSTRUCTION**

The building generally consists a single storey outbuilding structure currently used as a workshop and store. The workshop part of the building is constructed in traditional cavity external walls whereas the store area is constructed in single leaf concrete blockwork. The cavity walls to the workshop are constructed with reconstituted stone outer leaf and concrete block inner leaf. The floors are solid concrete construction throughout the ground floor.

The roof is covered with concrete interlocking tiles of a Marley Modern type. The roof structure is traditional timber construction consisting common rafters supported by timber purlins and trusses.

The initial inspection of the building revealed that the construction is to modern day standards in the materials used and form of construction.

### **EXTERNAL OBSERVATIONS**

The visual inspection and vertical sighting of each elevation did not reveal any signs of outward bowing or structural movement albeit this would not be expected in a building of this age and form of construction.

The inspection of the roof did not reveal any evidence of dipping or saddling thus indicating that the roof members are not affected by deflection.

### **INTERNAL OBSERVATIONS.**

The internal inspection of the external and dividing wall again did not reveal any signs of structural movement.

Where the roof members are exposed within the store area these did not show any signs of distress or excessive deflection.

### **CONCLUSIONS AND RECOMMENDATIONS**

To summarise from the results of my survey I would conclude that the building is structurally in sound condition and as such is capable of conversion to a domestic dwelling without the need of any rebuilding of the external or internal walls.

The pointing was found to be in excellent condition throughout the external walls which is to be expected in a building of this age.

Trial holes were not carried out as part of the investigation to inspect foundations. However as no structural movement or signs of subsidence is evident in the external elevations I would not suspect any problems with the long term load capacity of the existing foundations with respect to the proposed future use of the building.

I trust that the above will satisfy your requirements at this stage. However should you require any further information or clarification please do not hesitate to contact me.

Yours sincerely,

David A Ecob  
DAE Design Limited

